
**CAROLINE SPRINGS TOWN CENTRE
COMPREHENSIVE DEVELOPMENT PLAN**

Updated February 2009

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1.0 INTRODUCTION

The Caroline Springs Town Centre Comprehensive Development Plan identifies the area to be developed for the Caroline Springs Town Centre and associated uses.

The plan shows the general location of the Town Centre, the indicative main roads and the indicative land uses proposed within the Town Centre.

The Caroline Springs Town Centre Comprehensive Development Plan describes the vision for the Town Centre and includes design objectives for its development.

2.0 VISION STATEMENT

Caroline Springs Town Centre will be a unique destination place in Melbourne's outer western suburbs. The Town Centre will have an urban character more typical of main street precincts and country town centres. The centrepiece of the Town Centre will be a magnificent recreation lake. By responding to local features, topography and landmarks, a strong sense of place will be nurtured. A wide range and mix of uses will provide a vibrant and vital centre of activity for Melton East.

The Caroline Springs Town Centre will be perched on the northern bank of the Kororoit Creek and will:

- Have a distinctive urban village and landscape character with a main street approach, town square and market plazas;
- Become the primary focus of employment and economic activity for Melton East;
- Become a destination place and focus for community activity for Melton East and beyond;
- Become the heart of learning, cultural, community, recreational and entertainment activities for the Melton East district;
- Create and instil a unique sense of place and community spirit;
- Demonstrate a high level of integration between all uses within a lively and high quality environment.

The Comprehensive Development Plan provides the basis for an urban strategy characterised by a fine grain of uses, walkable streets and plazas, a

more intimate and integrated main street retail theme, a variety and mix of land uses, and a significant recreational lake as the main focus.

The urban strategy for the Caroline Springs Town Centre is based upon the following objectives:

- A “main street” approach to retail and urban design
- A strong sense of arrival
- A high level of integration between land uses e.g. live, learn, work, play and shop
- A variety of scale and character within the Town Centre
- A diverse mix of building forms, styles and uses
- A diverse mix of housing styles including medium and high density housing
- Central meeting places in the form of town square, promenade and market plazas
- A pedestrian friendly urban environment

The overriding outcome is an urban framework that will have the positive qualities of traditional neighbourhoods and towns whilst still accommodating the contemporary requirements of the motor vehicle.

3.0 URBAN DESIGN OBJECTIVES

The Vision Statement will be articulated in the design of the Town Centre. The design will be forged on carefully considered urban design objectives creating a vibrant and lively pedestrian environment.

These urban design objectives include the following:

3.1 LAND USE

The Caroline Springs Town Centre Comprehensive Development Plan shows the indicative arrangement of land uses proposed within the Town Centre.

The land uses have been defined to ensure the development of strong linkages between residential, community facilities, learning centres, retail and mixed use.

Objectives

To:

- Provide an innovative mixed-use environment within the suburban growth corridor of Melton East.
- Integrate domestic, commercial, recreational, entertainment, and educational facilities within an attractive landscape.

- Establish a central Retail Core within the Town Centre, to service the weekly, convenience and leisure retail needs of both the local community and the broader area, consistent with the role of the Caroline Springs Major Activity Centre.
- Establish a mixed range of uses in and around the town centre that are appropriate to its role as a sub-regional centre.
- Establish a structure that provides flexibility to stage development and to meet changing educational, recreational, entertainment, housing, retail, and community needs.
- Integrate the Town Centre with surrounding land uses.
- Create a strong relationship with the recreational lake.
- Establish strong meeting places in the form of “town squares”, promenades and market plazas.
- Establish all of life learning with shared and integrated facilities.
- Create a centre for sporting and recreational facilities.

3.2 BUILT FORM

Purpose

The Caroline Springs Town Centre Comprehensive Development Plan provides the basis for the assessment of Precinct Plans within the Town Centre.

A Precinct Plan provides the mechanism for the expression of built form requiring the preparation of building envelopes showing building heights, setbacks, massing, and indicative scale.

Objectives

To:

- Develop fine grain, lively, and stimulating streetscapes.
- Develop a clear and legible layout with landmark buildings.
- Establish a relatively continuous and harmonious façade of varying heights along principal streets, incorporating colonnades and verandas or awnings within the Town Centre Core.
- Develop Lake street as having an activated Main Street character.
- Establish a strong sense of enclosure of public streets, squares and pedestrian spaces.
- Establish a variety of building types and forms, reflecting a human scale and “built over time” appearance.
- Retain long distance water views to foster sense of place.

3.3 ACCESS / CIRCULATION

Purpose

The Caroline Springs Comprehensive Development Plan identifies the indicative key vehicular and pedestrian movement routes within the Town Centre.

Objectives

To:

- Create a high degree of vehicular, pedestrian and cycle permeability
- Provide a clearly defined pedestrian network
- Establish safe, user friendly pedestrian amenity through use of wide paths and verges, verandas, colonnades or awnings and street trees
- Provide multi use car parking plazas including extensive on street parking
- Provide convenient, clear and safe linkages between different major activities and to surrounding residential areas
- Provide strong links to existing regional cycling and walking trails
- Provide public and private vehicular traffic access to ensure the Town Centre is accessible and convenient to visitors, employees, students and residents
- Provide opportunities for malls, arcades, squares, courtyards and colonnades between adjoining buildings
- Create a lakeside promenade that gives easy public access to a significant water body

3.4 OPEN SPACE AND LANDSCAPE

Purpose

The following landscape objectives identify how the landscape and open space character for the Caroline Springs Town Centre will be created. The key principles are also recognised within the Caroline Springs Landscape Master Plan

Objectives

To:

- Establish a landscape planting strategy that ensures strong identify and structure
- To create a hierarchy of public spaces, accommodating passive and active uses
- Provide dispersed celebration spaces throughout
- Provide opportunities for siting public art works and landscaping structure that reflect local character and foster a sense of place
- Contribute to the creation of legibility
- Create attractively landscape and designed streets and public squares which integrate and complement the built form

- Provide opportunities for casual surveillance of public spaces through appropriate building design, orientation and address
- Use linear parkland links to connect open space within the site, allowing connection at the edges of the site to linear parkland links from adjacent district and regional recreational facilities
- Preserve and enhance the natural landscape features of the site, especially Kororoit Creek corridor
- Provide adequate open space within walking distance of all residents and workers
- Maximise opportunities for the multi-use of open space areas
- Provide a sustainable lake system

3.5 STAGING

Purpose

The Caroline Springs Town Centre will evolve over a period of approximately 15 years. The Caroline Springs Town Centre Comprehensive Development Plan recognises the need to facilitate the evolution of the Town Centre.

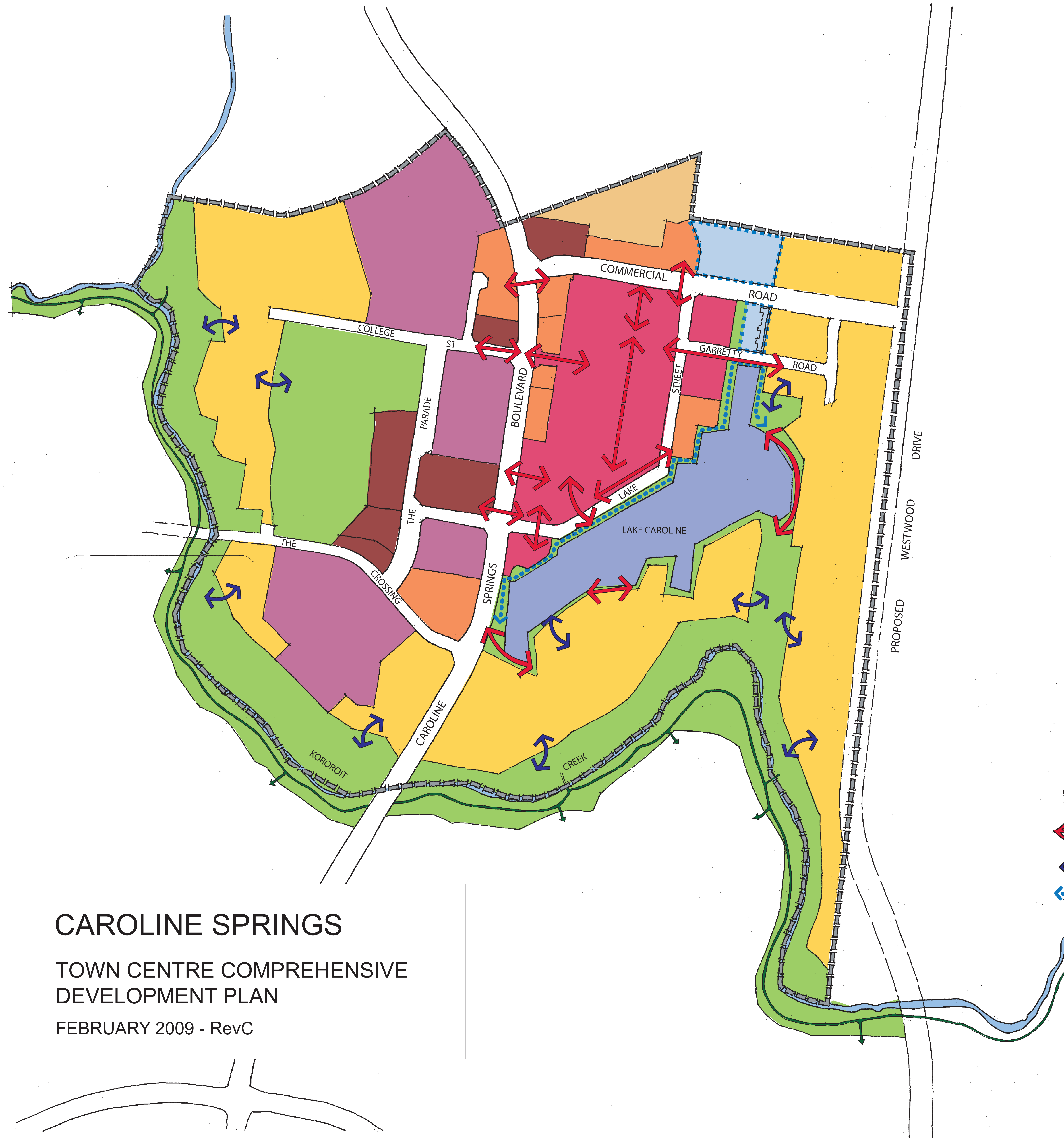
Objectives

To:

- Provide a critical mass of uses at an early stage of development to create a vital and viable centre
- Ensure arterial road networks are constructed to enable early access to the Town Centre
- Ensure residential uses are an early component of the Town Centre
- Enable the cost effective provision of infrastructure
- Enable the Town Centre to grow and establish over time
- Provide community facilities to match the residential growth
- To enable built form to adapt to different uses over time

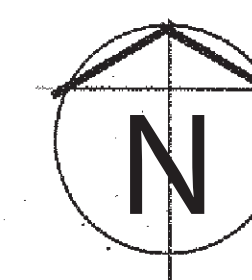
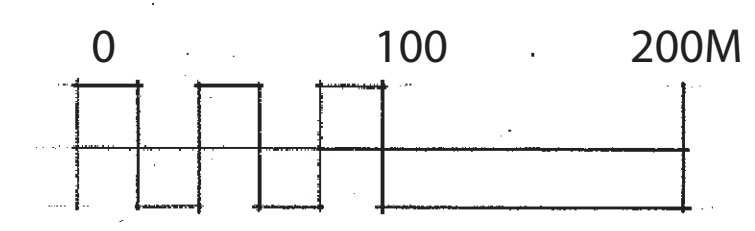
ATTACHMENT 1

CAROLINE SPRINGS TOWN CENTRE
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(Indicative Only) February 2009



LEGEND

- MAJOR RETAIL CORE WITH SUPPORTING ENTERTAINMENT AND SERVICE RELATED USES
- MIXED USE - COMMERCIAL / RETAIL / HEALTH
- RESIDENTIAL
- EDUCATIONAL
- CIVIC / COMMUNITY
- ACCOMMODATION
- OPEN SPACE
- HIKE AND BIKE NETWORK WITHIN CREEK CORRIDOR (INDICATIVE ONLY)
- LAKE CAROLINE MAIN RECREATION LAKE (FINAL SHAPE TO BE DETERMINED)
- URBAN WETLAND
- COMPREHENSIVE DEVELOPMENT ZONE BOUNDARY
- MAJOR PEDESTRIAN ACCESS
- DIRECT RESIDENTIAL LINKS/ACCESS TO OPEN SPACE
- LAKESHORE PROMENADE



CAROLINE SPRINGS

TOWN CENTRE COMPREHENSIVE DEVELOPMENT PLAN

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